

BOARD OF ADJUSTMENT REPORT



MEETING DATE: 5/3/2006

ITEM No. _____

ACTION REQUESTED: Zoning Ordinance Variance

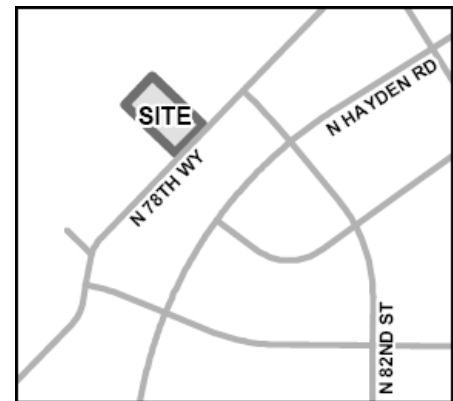
SUBJECT Konfara Company @ Scottsdale Industrial Airpark
3-BA-2006

REQUEST Request to approve a variance from Article V, Section 5.1804.F.1 Front yard setback and Article IX, Section 9.106.E.6. No covered parking shall be permitted in the required building setback area.

OWNER Konfara Co., AKA Discount Tire
480-948-2910

APPLICANT CONTACT Bob Berg
Architectural Resource Team
602-307-5399

LOCATION 15050 N 78th Way



CODE ENFORCEMENT ACTIVITY No Code Enforcement activity has occurred on this case.

PUBLIC COMMENT Neighboring properties have been notified of the Applicant's request. There has been no inquiry to City staff. Staff has received one letter of support from a neighboring property.

ZONE This site is zoned I-1 (Industrial Park District). This district is intended to provide space for manufacturing, processing, research and development, municipal airport and aeronautical activities, and complementary wholesale, warehouse, and office operations.

ZONING/DEVELOPMENT CONTEXT The site is located within the City of Scottsdale Airpark. The property is one block north of Hayden Road on 78th way. Surrounding uses include:

North: City of Scottsdale Airport taxiway.

East: Vacant parcel zoned I-1 (Industrial Park District).

South: Office, warehouse zoned I-1 (Industrial Park District).

West: Industrial airpark hangar zoned I-1 (Industrial Park District).

ORDINANCE
REQUIREMENTS

Article V, Section 5.1804.F.1. States, "Front Yard. No part of the building or accessory structure shall be located closer than fifty (50) to any street. Parking may occur in the required front yard as provided in Section 10.402C.1.

Article IX, Section 9.106.E.6. States, "No covered parking shall be permitted in the required building setback area.

DISCUSSION

The specific request pertains to the applicant's proposal to construct parking canopies within the required front building setback. Parking canopies are not allowed within a required front yard per the I-1 District standards and the parking and loading section of the ordinance.

FINDINGS

- 1. That there are special circumstances applying to the property referred to in the application, which, do not apply to other properties in the District. The special circumstances must relate to the size, shape, topography, location or surroundings of the property at the above address:**

The Applicant states that the lot is currently developed and has no additional area outside the setback for covered parking. The primary purpose of this facility is an aircraft hanger; the rear of the property cannot be used, as it is a runway spur for aircraft. Applicant additionally states the placement of the existing building on the property does not allow for any additional parking to be created.

This lot is of similar shape and size as others within the airport. The properties along 78th Way have generally developed with parking adjacent to the street with a screen wall between the parking and the street frontage. Within the I-1 (Industrial Park District) the ordinance allows for parking to be within the required building setback if the parking is screened from the public right-of-way. This allows the parcel more flexibility on structure placement and size.

- 2. That the authorizing of the variance is necessary for the preservation of the privileges and rights enjoyed by other properties within the same zoning classification and zoning district:**

The applicant indicates the parking on this property is not well shaded. The inability for the owner to park in shaded parking infringes on the owners enjoyment of the property and constructed facilities.

The property regardless of the outcome of the variance has the ability to continue to function as an aircraft hanger. The applicant has a couple of options on site to provide shade without a shade structure encroaching into the required setback. Option one exists

to add additional shade trees to the front yard setback and add additional landscape islands with shade trees to the existing parking area. Option two exists to relocate the parking to the front of the building and located out of the front yard setback, thus allowing new canopies to be installed.

3. That special circumstances were not created by the owner or applicant:

The applicant states that the current owner of this property inherited the existing structure and layout. Due to the position of the building and placement of the existing parking, no additional parking can be constructed. In addition to this, the majority of parking that is available was constructed inside the front setback, which prohibits any structures, which is why the need for this variance exists.


The development of this parcel is similar to the development of neighboring parcels. The lot size and configuration is comparable to surrounding parcels. Within the I-1 (Industrial Park District) the ordinance allows for parking to be within the required building setback if the parking is screened from the public right-of-way. This allows the parcel more flexibility on structure placement and size.

4. That the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general:

The applicant indicates that the property resides in an industrial district and the improvements requested fall in line with other existing parking canopies in the area. The buildings that are adjacent to this property are all industrial in nature. The buildings across the street have rear loading docks facing the proposed structure. The applicant has provided one letter of support from a surrounding property.

Surrounding developments have parking within the front yard setback with a screen wall. Two properties to the north that have three street frontages have existing covered parking located twenty feet from the property line. Parking canopies have been considered an undesirable design element when located between the building and the street by the development Review Board, unless they are integrally incorporated into the building design.

STAFF CONTACT



Jeff Ruenger, Planner

Report Author

Phone: 480-312-4208

E-mail: jruenger@scottsdaleaz.gov



Tim Curtis, Principal Planner

Phone: 480-312-4210

E-mail: tcurtis@scottsdaleaz.gov

ATTACHMENTS

1. Project Description
2. Justification
3. Context Aerial
4. Aerial Close-up
5. Zoning Map
6. Proposed Site Plan



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Project Description / Variance Details

Case Numbers: 762 - PA - 05 / 1 - BA -
Project Name: KONFARA COMPANY-SCOTTSDALE INDUSTRIAL AIRPARK HANGAR
Location: 15050 N 78TH WAY, SCOTTSDALE, AZ 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Industrial
Use: HANGER Zoning: I-1
Number of Buildings: 1 Height: 38'-0" (EXISTING)
Setbacks: N - 30' S - 30' E - 50' W - 30'
SIDE SIDE FRONT REAR

Description of Request:

Section of the Zoning Ordinance to be varied: SEC. 5.1804 - F. -1.

Project Narrative: TO ERRECT A NEW PARKING CANOPY OVER EXISTING PARKING CANOPY WOULD ENCROACH 17' INTO FRONT SETBACK PROPERTY BETWEEN PROPOSED CANOPY AND STREET IS HEAVILY VEGESTATED AND SCREENED. UPON CURRENT OWNERS PURCHASE OF THE PROPERTY, THE EXISTING STRUCTURE AND LAYOUT INHIBIT CREATING PARKING IN REAR OR ELSEWHERE ON PROPERTY DUE TO THE INEFFICIENCY OF EXISTING TREES TO SCREEN OUT SUMMER SUN. THE OWNER RESPECTFULLY REQUESTS APPROVAL FOR BRACKETING SHADE CANOPIES THAT EXTEND 17' INTO FRONT SETBACK. A SIMILAR CONDITION SEEMS TO HAVE BEEN GRANTED AT 15030 N. HAYDEN RD., ON THE OPPOSITE SIDE OF THE STREET

Scottsdale Ordinance Requires: FRONT YARD. NO PART OF THE BUILDING OR ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER THAN 50' TO ANY STREET.

Request: THAT A NEW PARKING CANOPY BE BUILT OVER EXISTING PARKING THAT IS SLIGHTLY INSIDE FRONT SETBACK

Amount of Variance: 17'-1"

3-BA-2006

3/22/06

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Zoning Ordinance Variance Application

Justification for Variance

Project No: 762-PA-05

Konfara Company
Scottsdale Industrial Airpark Hanger



1. Special circumstances/conditions exist which do not apply to other properties in the district:

Unlike other properties in the area, the property located at 15050 N. 78th Way does not have any other available property to allot to additional parking, that would be out of the way of city setbacks. Due to the fact that the primary purpose of this facility is an aircraft hanger, the rear of the property can not be used as it is a runway spur for aircraft. In addition, the placement of the building on the property does not allow for any additional parking to be created.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

The parking that is available on this property is not well shaded and becomes a nuisance to the owner and employees during the summer months. The inability for the owner to park in shaded parking infringes on the owners enjoyment of the property and constructed facilities. Due to the fact that sun in the Arizona summer is so extreme, providing shaded parking would significantly increase usability of these parking spaces.

3. Special circumstances were not created by the owner or applicant:

The current owner of this property inherited the existing structure and layout as it currently exists. Due to the position of the building and placement of existing parking, no additional parking can be constructed. In addition to this, the majority of parking that is available was constructed inside the front setback which prohibits any structures, which is why the need for this variance exists.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

The property in question resides in an industrial district and the improvements requested fall in line with other existing parking canopies in the area. In addition, significant amounts of mature vegetation exist between the proposed parking structure and the street. No eye sore would be created from this structure. The buildings that are adjacent to this property are all

Louise A. Rehse, CSI

Patrick C. Rehse, FAIA

James Trahan, AIA

Jack Riehm, Assoc. AIA

Eve Eppard, AIA

Fawzia Ahmedali, AIA

Architectural Resource Team, Inc.

99 East Virginia, Suite 120
Phoenix, Arizona 85004-1195
602.307.5309 Voice
602.307.5409 Fax

Northern Annex
2311 West Northern Avenue
Phoenix, Arizona 85021-4918
602.776.9667 Phone
602.222.2479 Fax

www.art-team.com

industrial in nature. The buildings that are on the other side of the street have their rear loading docks facing the proposed structure. The proposed structure poses no detrimental effect to persons working in the area and would provide an improvement to persons working at the Konfara Company.

Additional accommodations

The site currently meets parking, planting and bicycle parking requirements for the zoning and use. In order to provide the most accommodating appearance to the neighborhood and to apply the spirit of the bicycle parking efforts in the City of Scottsdale the owner has directed the Architect to add one additional tree to the existing planting along the front of the property and to place parking for 4 bicycles adjacent to the existing parking areas.



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99 East Virginia, Suite 120
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602.307.5399 Voice
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602.776.9667 Phone
602.222.2479 Fax

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G.I.S. ORTHOPHOTO 2003

Konfara Company @ Scottsdale Industrial
Airpark

3-BA-2006

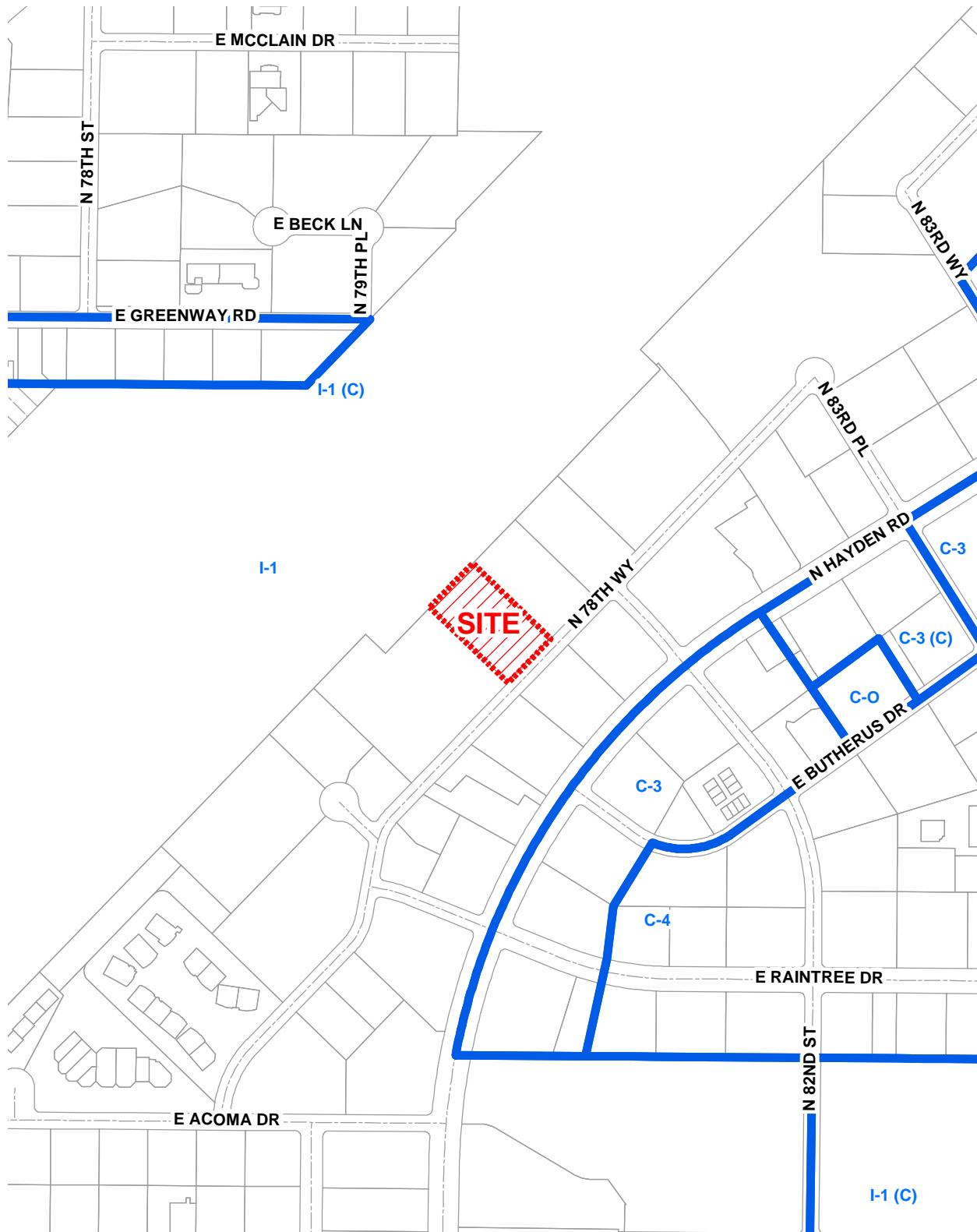
ATTACHMENT #3



Konfara Company @ Scottsdale Industrial
Airpark

3-BA-2006

ATTACHMENT #4



3-BA-2006

ATTACHMENT #5

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LEGAL DESCRIPTION

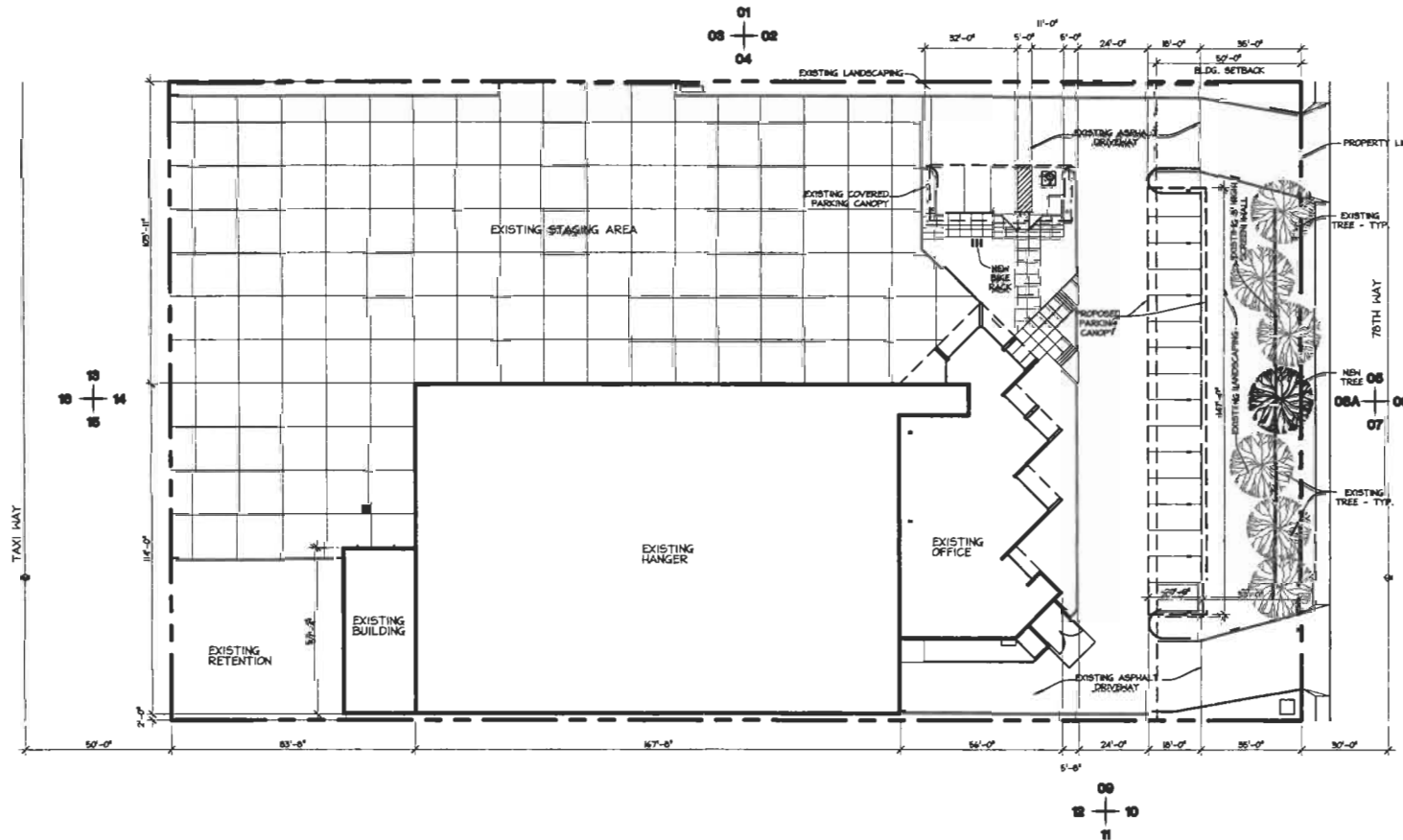
SCOTTSDALE INDUSTRIAL AIRPARK, UNIT NO. 1, LOT 14, A LOT LOCATED IN SECTIONS 11 AND 12, TOWNSHIP 3 NORTH, RANGE 14 EAST, GLA AND SALT RIVER BASIN AND MERIDIAN.

SITE CALCULATIONS

TOTAL AREA OF LOT:	85,800 S.F.
BUILDING FOOTPRINT:	24,467 S.F.
LOT COVERAGE:	28%
TOTAL AREA OF LANDSCAPING:	8,531 S.F.
TOTAL AREA OF PAVING:	45,602 S.F.
PARKING LOT LANDSCAPING:	7230 S.F.

PARKING CALCULATIONS

PARKING REQUIRED:	OFFICE: 2,944 / 200 = 15 SP.
	WAREHOUSE: 1/100 / 600 = 2 SP.
	TOTAL PARKING REQUIRED = 17 SPACES
PARKING PROVIDED:	3 ACCESSIBLE SPACES
	(14 OF 17 SPACES)
	TOTAL PARKING PROVIDED = 17 SPACES



3-BA-2006
3/22/06



Konfara Company - Parking Canopy . Scottsdale . Arizona

Date 10.14.05 . Project . ART# Y5099

Architectural Resource Team, Inc. . 99 East Virginia Ave Suite 120 . Phoenix, Arizona 85004 . 1105 . 602.307.6300 Voice . 602.307.6400 Fax . www.arteam.com

SITE PLAN

